

## I. PROJECT OVERVIEW

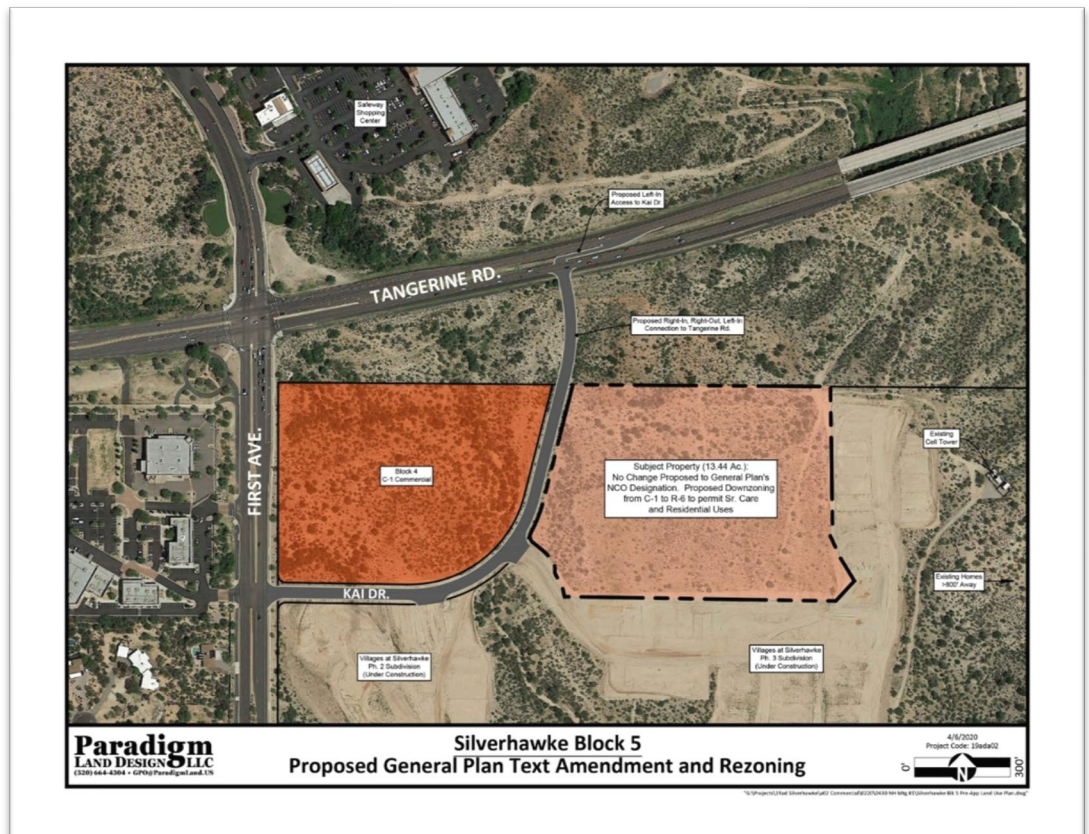
Subject Property Area.....	13.44 Ac.
Existing General Plan Land Use.....	Neighborhood Commercial / Office (No Change Proposed)
Existing Zoning.....	C-1 Commercial
Proposed Zoning.....	R-6 Residential
Proposed Land Uses.....	Residential (High or Medium Density) and/or Senior Care
Existing Allowable Building Height .....	2-Story (No Change Proposed)

The existing commercial zoning is not viable for several reasons:

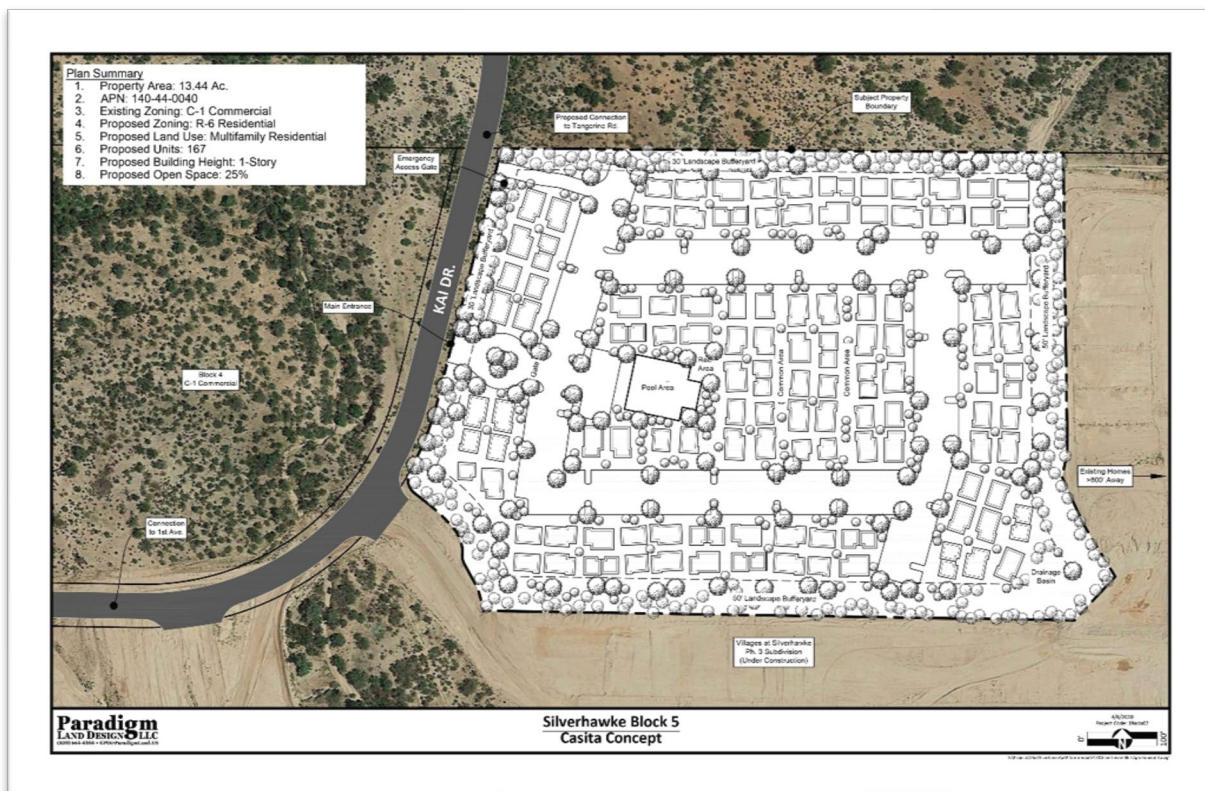
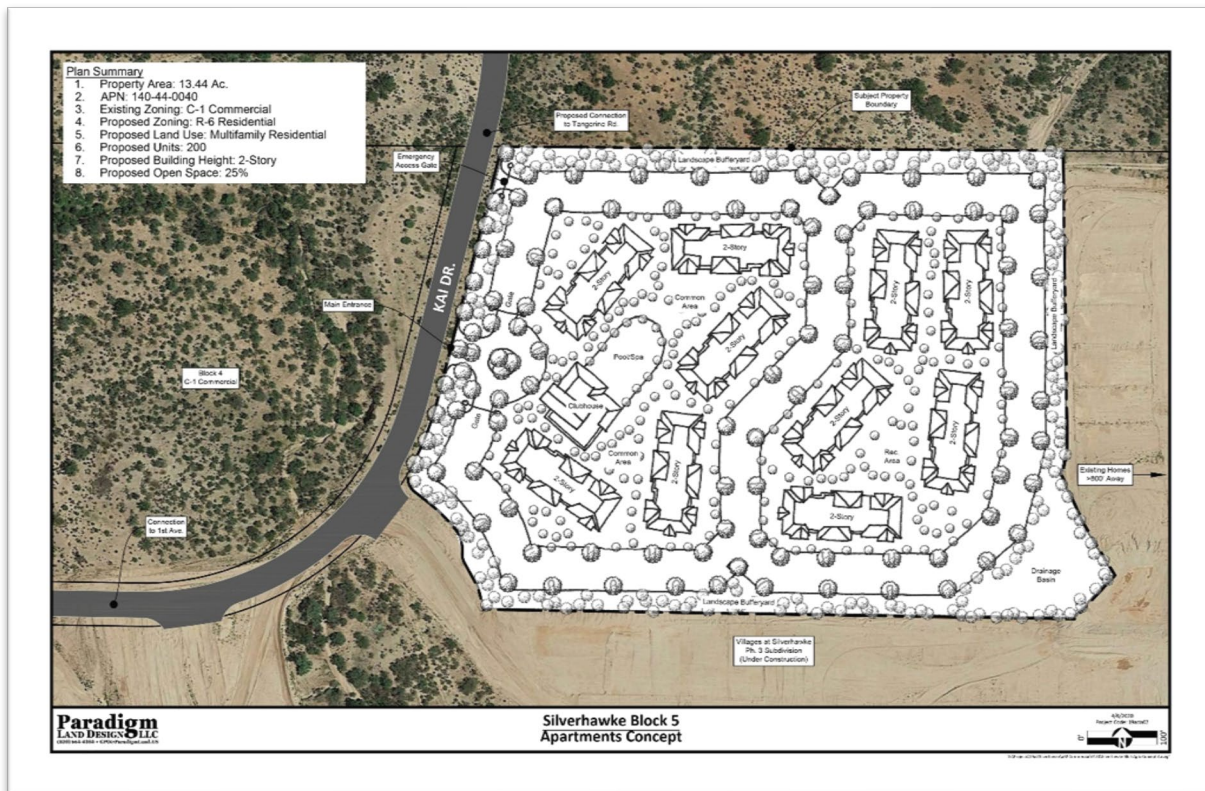
- The poor visibility from nearby streets.
- The distance from the corner of Tangerine and First.
- The abundance of more suitable undeveloped commercial parcels nearby.
- The historically weak market for retail floorspace due to low residential densities in Oro Valley. The market won't get much better because a relatively low number of additional residential units are likely ever to be built within the parcel's retail service area

All these factors lead us to believe that the most viable, and most appropriate, use for this property would be for residential or senior care uses. Such land uses at this location support a number of General Plan goals and policies related to supporting existing commercial uses and providing a full range of housing options to meet demand. The property has no immediate neighbors, and this proposed downzoning will not have a negative impact on any nearby homeowners.

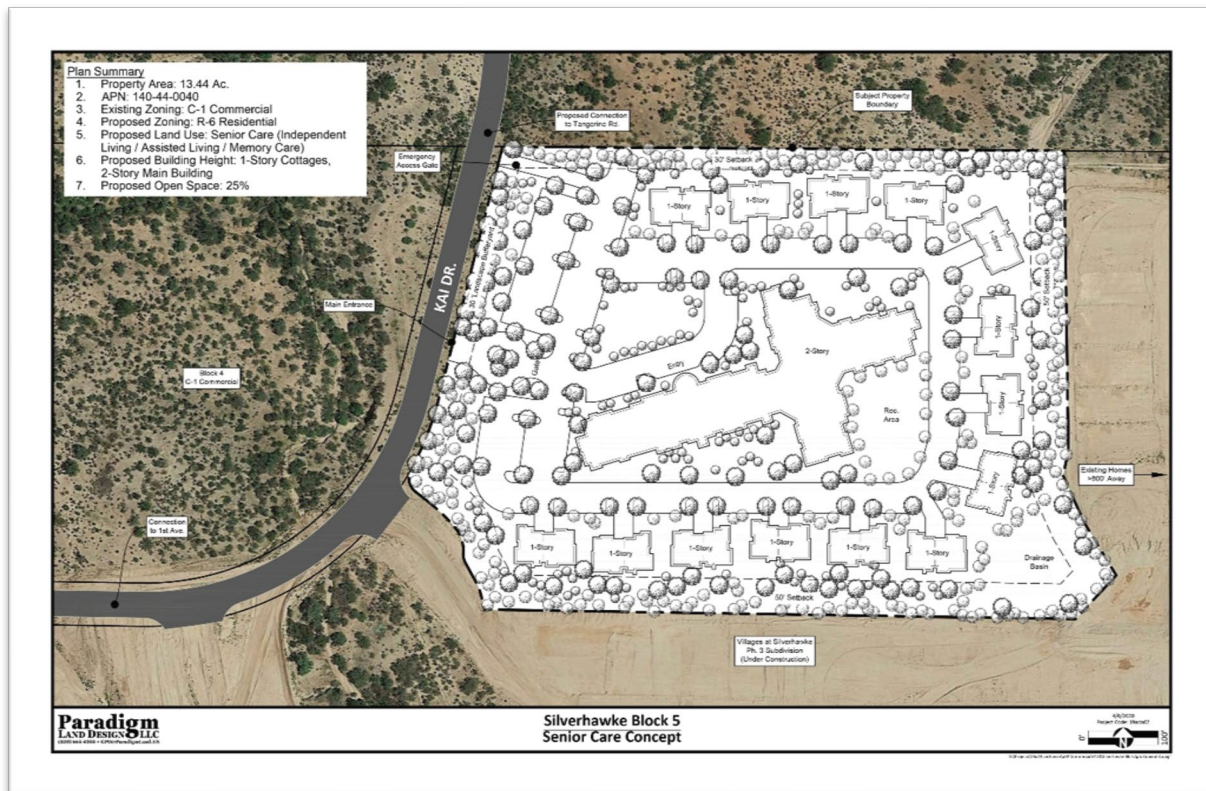
## II. PROJECT LOCATION MAP



### III. PRELIMINARY CONCEPTUAL SITE PLANS



## PRELIMINARY CONCEPTUAL SITE PLANS (CONT'D)



Additional development scenarios to be included with formal application:

- Townhomes
- Detached Single-Family Residential

### QUESTIONS & COMMENTS?

PLEASE CONTACT:

**Paradigm**  
LAND DESIGN LLC

Attn: Paul Oland

GPO@ParadigmLand.US

(520) 664-4304